

A stylized logo consisting of several grey geometric shapes: a large 'A' shape formed by three trapezoidal blocks, a curved line passing through the center, and a five-pointed star at the top right end of the curve.

**CASE #Z26-03:
“B-3” TO “R-2”**

PH-26-012

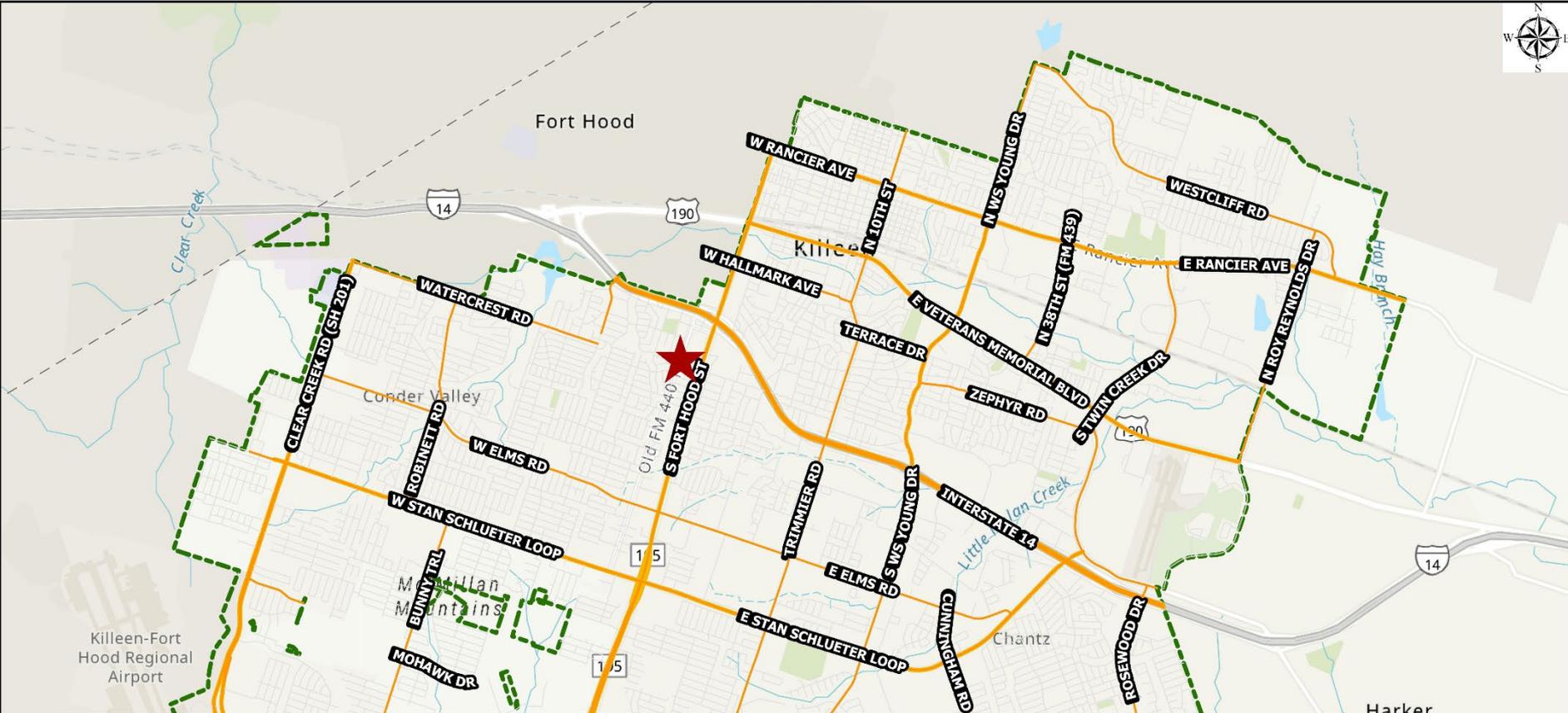
March 24, 2026

Case #Z26-03: “B-3” to “R-2”

- Hold a public hearing and consider a City-Initiated request on behalf of Anthony Michael Barrett (**Case# Z26-03**) to rezone approximately 0.99 acres, being Lots 1-6, Block 1, Bonner Terrace Subdivision, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District).
- The subject properties are locally addressed as 1302, 1304, 1306, 1308, 1310, and 1312 West Jasper Drive, Killeen, Texas.

Case #Z26-03: “B-3” to “R-2”

- The six (6) existing two-family homes are considered legal non-conforming and therefore subject to Killeen Code of Ordinances Sec. 31-54(a)(g), which states that a nonconforming structure cannot be rebuilt in case of total destruction, or expanded.
- If approved, this request to rezone the properties will bring the current use of the properties into compliance with the zoning ordinance.



LOCATION MAP
Council District: 3



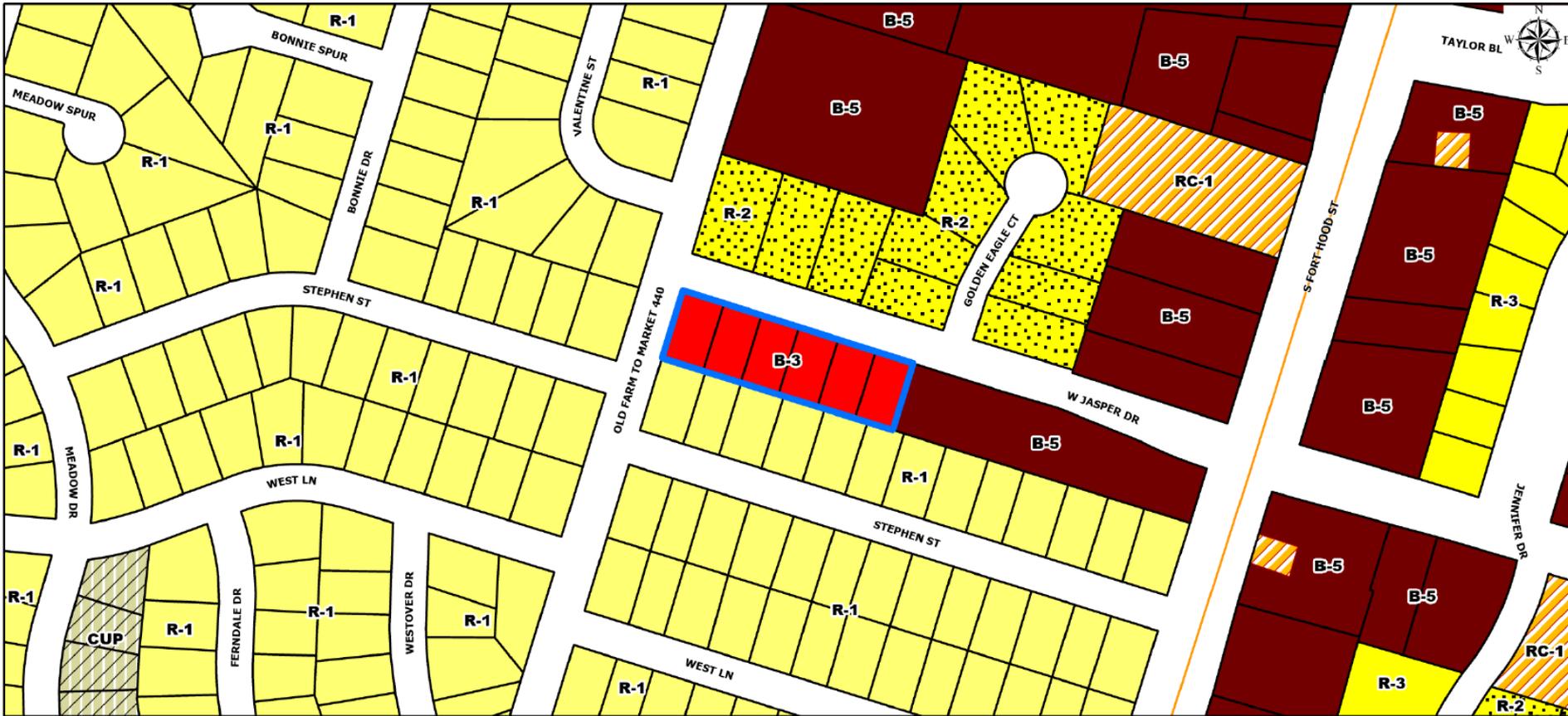
Zoning Case 2026-03

B-3 TO R-2

Legend

- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: BONNER TERRACE, BLOCK 001, LOTS 1-6. ACRES 0.99



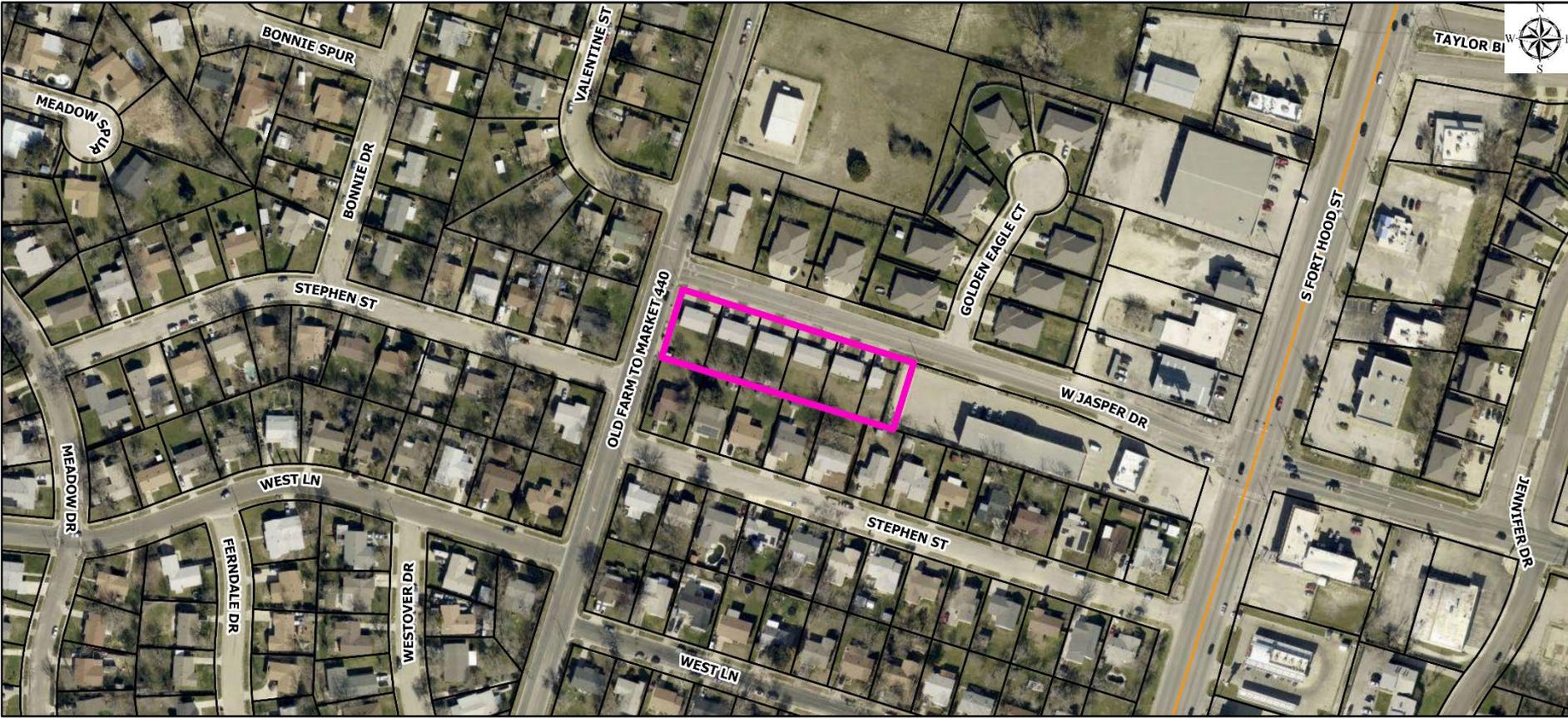
ZONING MAP

Council District: 3

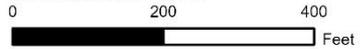


Zoning Case 2026-03
B-3 TO R-2

Subject Property Legal Description: BONNER TERRACE, BLOCK 001, LOTS 1-6. ACRES 0.99



AERIAL MAP
Council District: 3



Zoning Case 2026-03

B-3 TO R-2

Legend
 Zoning Case

Subject Property Legal Description: BONNER TERRACE, BLOCK 001, LOTS 1-6. ACRES 0.99

Case #Z26-03: “B-3” to “R-2”

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View facing one of the subject properties on West Jasper Dr:



Case #Z26-03: “B-3” to “R-2”

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View facing the adjacent subject properties on West Jasper Dr:



Case #Z26-03: “B-3” to “R-2”

9

View facing the adjacent subject properties on West Jasper Dr:



Case #Z26-03: “B-3” to “R-2”

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View facing north at the subject properties across West Jasper Drive:

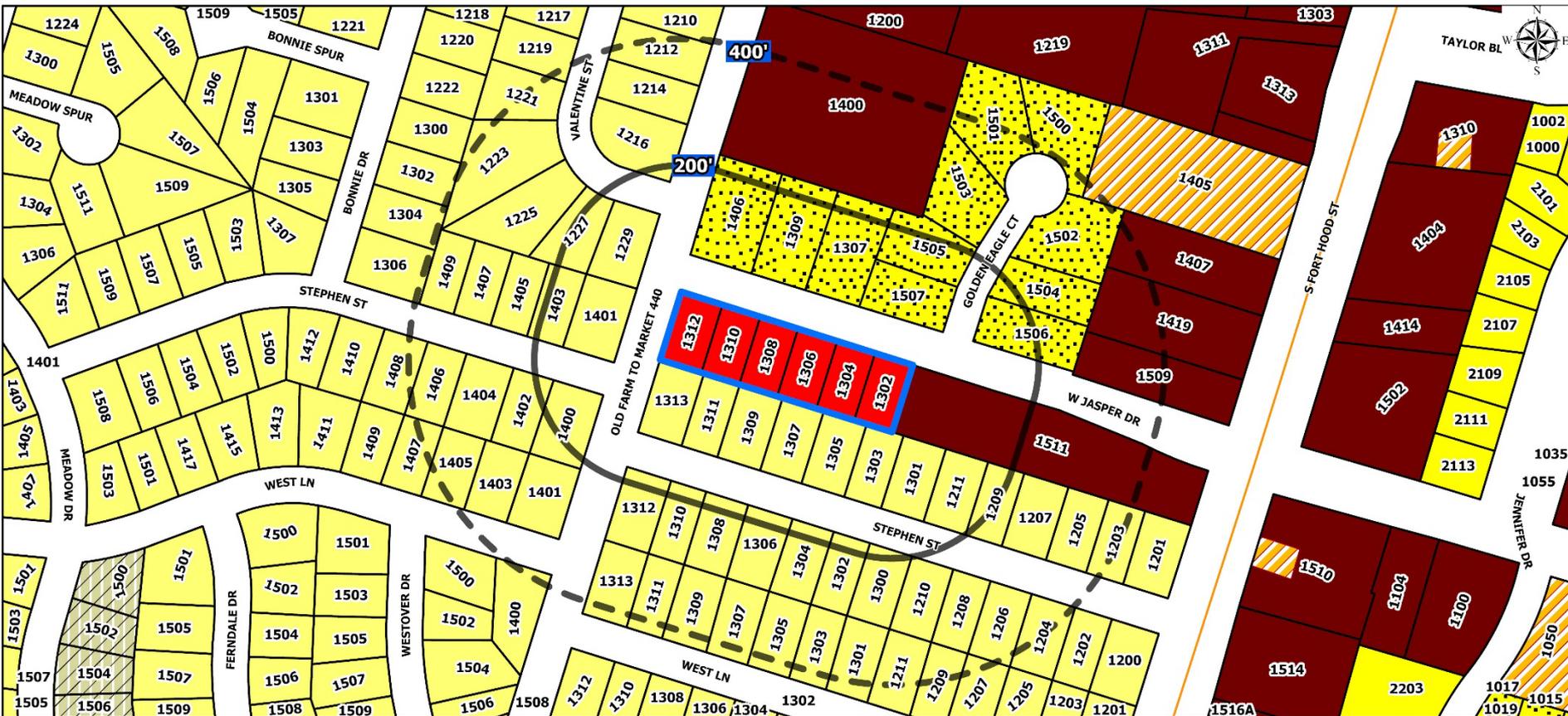


Comprehensive Plan Alignment

- The properties are located within the ‘Neighborhood Infill’ (NI) area on the Growth Sector Map and designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

Public Notification

- The property owner was provided with a consent form to authorize the request.
- Staff notified property owners of seventy-eight (78) surrounding properties regarding this request.
- Staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 3



Subject Property Legal Description: BONNER TERRACE, BLOCK 001, LOTS 1-6. ACRES 0.99

Zoning Case 2026-03

B-3 TO R-2

- Legend
- B-3
 - RC-1
 - R-1
 - R-3
 - B-5
 - CUP
 - R-2
 - City Limit
 - Zoning Case

Staff Recommendation

- Staff recommends approval of this City-initiated request to rezone the subject properties from “B-3” (Local Business District) to “R-2” (Two-Family Residential District).

Commission Recommendation

- At their regular meeting on February 9, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4 to 0.